

LOCUS PLAN
Scale: 1" = 500'

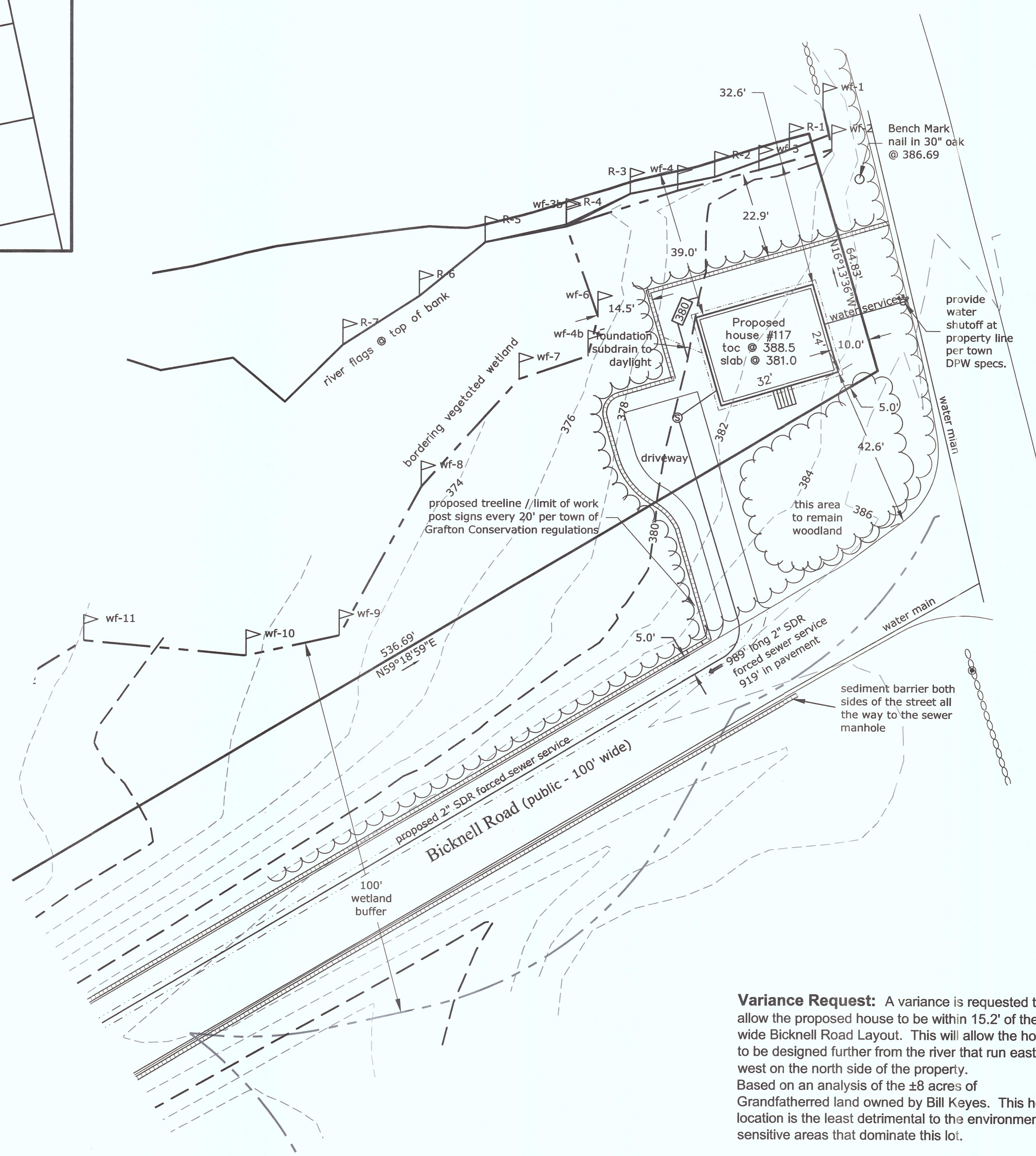
ZONING DISTRICT: Low Density Residential (R-40)

	REQUIRED	PROPOSED
AREA	40,000 S.F.	±350,942 S.F.
FRONTAGE	140 FT.	536.69 FT.
FRONT YARD	30 FT.	30.0' / 15.2' FT.
SIDE YARD	15 FT.	25.4'
REAR YARD	15 FT.	N/A

*note: 15.2' front yard to Bicknell Street

Full Lot Plan
scale 1"=100'

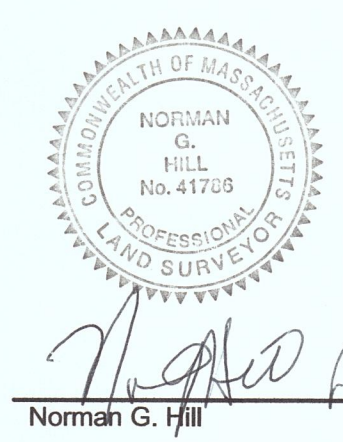
Note:
1. Abutting lot lines and structures scaled from Grafton GIS map, approximate.
2. Property lines are only certified within the "Limit of Survey" area.



Variance Request: A variance is requested to allow the proposed house to be within 15.2' of the 100' wide Bicknell Road Layout. This will allow the house to be designed further from the river that run east to west on the north side of the property. Based on an analysis of the ±8 acres of Grandfathered land owned by Bill Keyes. This house location is the least detrimental to the environmentally sensitive areas that dominate this lot.

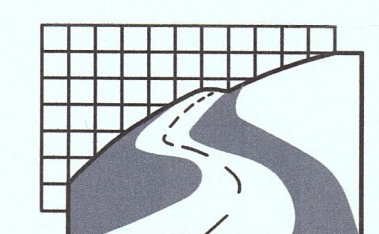
I certify that the structure shown conforms with the local zoning horizontal dimensional setbacks as constructed.

I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0831F dated July 16, 2014.



Date: 9-12-18
P.L.S. #41786

Field By:	BH/SB	7/17/18
Designed By:	BDH	8/16/18
Drawn By:	BDH	8/17/18
Checked By:	NGH	8/17/18



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

Grandfathered Lot Plot Plan

Located at
117 North Street
North Grafton, MA
MBL# 41-013-00007

Owned By
James Keyes
5907 Gladeside Court
Dallas, TX 75248

Scale	0 10 20 30 40
1"=20'	
Date	Aug. 17, 2018
Job No.	G9200
Sheet No.	1 of 1

Attachment #9